Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Queens Square, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $1,700,000

Median sale price

Median price: $2,100,000 Property Type: House Suburb: Sandringham

Period - From: 01/07/2024 to: 30/06/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2 Campbell St SANDRINGHAM 3191	$1,700,000	28/05/2025
2	86 Abbott St SANDRINGHAM 3191	$1,650,000	08/05/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 08/09/2025 10:20

7 Queens Square, Sandringham Vic 3191



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000
Median House Price
Year ending June 2025: $2,100,000

Comparable Properties

2 Campbell St SANDRINGHAM 3191 (REI)

3 1 2

Agent Comments

Price: $1,700,000
Method: Private Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 391 sqm approx

86 Abbott St SANDRINGHAM 3191 (VG)

4 - -

Agent Comments

Price: $1,650,000
Method: Sale
Date: 08/05/2025
Property Type: Strata Unit/Townhouse - Conjoined

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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